

Grapevine Development Incentive Agreements

The Grapevine City Council considers incentives for development projects on a case-by-case basis. Contact Economic Development at (817)410-3153 for further information.

1. **Grapevine Mills Mall – 1997 (Constructed)**
 - 20 Year, \$27.5 Million Tax Increment Finance District – Parking, Public Roads and Utilities
 - Initial Marketing Assistance
2. **Bass Pro Shops/Outdoor World – 1997 (Constructed)**
 - \$1.7 Million – Public Road, Bridge and Utilities.
 - Initial Marketing Assistance value \$300,000.
3. **Gaylord Texan Resort and Convention Center – 2004 (Constructed)**
 - 20 Year, \$27.5 Million Tax Increment Finance District – Parking, Public Road, Bridge and Utilities
4. **Great Wolf Lodge – Initial 400 Rooms – 2006 (Constructed)**
 - One-percent Hotel Tax Rebate (Total is 6 percent) – 10 Years
 - Waiver of Building Permit and Related Fees
 - North Half of East Wall Street Right-of-Way
 - Impact Fee Reduction
5. **Great Wolf Lodge Expansion – 200 Rooms, Conference Center Expansion – 2007 (Constructed)**
 - One-percent Hotel Tax Rebate for 200 Additional Rooms – 10 Years
 - Rebate ½ Sales Tax for entire site and 600 Rooms – 10 Years
 - Waiver of Building Permit and Related Fees
 - Impact Fee Reduction
6. **Gaylord Texan Resort and Convention Center – Expansion – 500 rooms and 400,000 Square Feet to Convention Center, Additional Parking and Resort Pool (Currently On Hold)**
 - City and GCISD Tax Increment Tax Rebate – ½ of Additional Property Value Due To Expansion – 10 Years
 - Waiver of Building Permit and Related Fees
 - Impact Fee Waiver
 - Two-percent Hotel Tax Rebate - 2,000 rooms – 20 Years
 - Sublease of Corps of Engineers Property
7. **Silverlake Addition, Phase 1 – 2009 (Not Constructed)**
 - 1.5% Hotel Revenue for 10 Years

- Development must begin on the Renaissance Hotel within 12 months and the remaining portions of Phase 1 within 24 months
- Waiver of building, plumbing, mechanical, and electrical permit fees for Phase 1, excluding the multi-family site
- Recalculation of impact fees on the hotel sites to include only the building footprints and not the whole site
- Non-transferability of the incentives to a new owner unless approved by the City Council
- No additional multi-family will be constructed on the remainder of the 52 acre Silver Lake site. This includes not only Phase 1 as described in this proposal but also any future Silverlake phases

8. John Evans, Redevelopment of a portion of Haley Addition, NEC of William D. Tate Ave. and State Highway 114 - 2009 (Constructed)

- The agreement is between the City of Grapevine and the developer, John Evans.
- The total incentive for the project will be \$750,000.
- \$375,000 will be paid at the issuance of a certificate of occupancy for Pappadeaux Seafood Kitchen.
- \$375,000 will be paid at the time that the shell building and site work on the 13,500 square foot building at the northeast corner of William D. Tate Avenue and State Highway 114 is substantially complete and available for tenant/occupant finish-out.
- Construction for the Pappadeaux Seafood Kitchen must begin within six months from the date of this agreement.

9. Merlin's LegoLand – 2009, Grapevine Mills Mall (Constructed)

- Legoland - \$500,000 for Legoland and an additional \$500,000 if a miniature golf concept is added.

10. Merlin's Sealife Discovery Center – 2010, Grapevine Mills Mall (Constructed)

- \$1M for Sealife Discovery Center.

11. Silver Lake Addition, Phase 1 – 2010, (Toby Keith Restaurant and Marriott Courtyard Hotel) (Not Constructed)

- Recalculate Impact Fee Value.
- Waive Building Permit Fees.
- Cash Grant - \$387,170 (Upon the final certificate of occupancy for both Toby Keith and Courtyard Hotel).
- Total Value of Incentive - \$750,000.

12. Eatzi's Restaurant - 2011 – (Main Restaurant Constructed Depot not Constructed)

- \$300,000 for the opening of restaurant.
- \$100,000 per year thereafter for three years.
- \$75,000 for the opening of depot store.
- \$25,000 per year for three years for the depot store.